



MEMORANDUM

TO: Mayor and Members of City Council

FROM: Richard Hicks, Interim City Manager
Kellen Long, Community Development Director

DATE: June 27, 2022

RE: Consideration-Call for a Public Hearing: **CASE NO: RZ 02-22** filed by Jay-DF Properties, LLC to rezone 305 North Ashe Street (Parcel ID: 891418417023) and 307 North Ashe Street (Parcel ID: 891418417068) from General Business to R-6, residential.

BACKGROUND:

The following request is for City Council to call for a public hearing for Case Number RZ 02-22 filed by Jay-DF Properties, LLC to rezone 305 North Ashe Street (Parcel ID: 891418417023) and 307 North Ashe Street (Parcel ID: 891418417068) from General Business to R-6, residential.

305 North Ashe Street is approximately 6,272 square feet, measuring roughly 78 feet in width at its longest point. Based on our records, the home on the property was built in 1945. As some point, the property was rezoned to General Business, as the original use of the property was intended as single family. The General Business zoning district does not allow for the use of single family.

307 North Ashe Street is approximately 4,138 square feet, measuring roughly 95 feet at its longest point. This property is a corner lot, with the primary structure facing North Ashe Street with a corner yard facing Maple Street. Based on our records, the home on the property was built in 1986. At some point, the property was rezoned to General Business, as the original use of the property was intended as single family. Based on past surveys of the property, it appears that the structure on this property was used as a barber shop at some point during its history, which would explain the past rezoning to General Business. Staff does note that the current zoning of the property of general commercial does not agree with the future land use map for

either property, nor does it agree with the adjacent land uses and zoning district, and could be argued that the properties were spot zoned.

Current adjacent land uses and zoning districts to the properties includes, R-6, residential to the north of the properties with current land use of single-family. R-8, residential to the south of the property with current land use of single family and St. Paul's Freewill Baptist Church. East of the properties is zoned R-6 residential with a current land use of single family residential, and west of the site is zoned general industrial, with the current land use of a non-profit organization (habitat for humanity).

ANALYSIS:

The Joint Elizabeth City and Pasquotank County Land Use Plan (LUP) classifies 305 and 307 North Ashe Street has having one future land use classification of medium/high density residential, which is the same future land use for all the surrounding properties because of the smaller lot sizes.

The medium/high density residential classification is intended to delineate lands where the predominant land use is higher density single family residential developments and/or multifamily developments.

The residential density in this classification should generally range from approximately four to seven single family homes per acre with the multi-family density ranging from 12 units per acres in the general residential district up to 25 units in the apartment district. The maximum building height would be approximately four stories. If there are adequate setbacks, the building height could be increased. The lot sizes would range from approximately 4,000 sf to one acre for apartment developments with an allowable lot coverage of approximately 80%. Long-term, the Medium/High Density Residential–classified areas are projected to develop at an average density of approximately six dwelling units per acre. Limited neighborhood commercial use is considered acceptable for this classification with an intensity of approximately one business per 30 acres.

The City's goals and policies support the use of land in Medium/High Density classified areas for single-family and multifamily dwellings where adequate public utilities and streets are available or can be upgraded to support the higher residential densities encouraged in this classification. The higher density residential developments anticipated to occur during the planning period are encouraged within the Medium/High Density classified areas.

While the Future Land Use Map (FLUM) depicts the general location of projected patterns of future land uses, the LUP states that the ultimate use and development of a particular parcel of land will be determined by the property owner's desires, overall market conditions, implementation tools employed by the City to regulate land use and

development, and the availability of necessary infrastructure (water, sewer, roads, etc.) to support development. Ultimately, there are many relevant factors in addition to the FLUM that come into play to determine if a projected use is appropriate.

PLANNING COMMISSION RECOMMENDATION:

Before the Planning Commission meeting on June 7th, all property owners within 100 feet of the subject properties (excluding public right of ways) were notified of the case and planning commission meeting date, along with two separate sign postings on the subject properties and a legal ad and advertisement through the City's channel 11 and the Daily Advance. No comments or inquiries were officially given to the Commission to consider during their meeting on June 7th.

During the Planning Commission meeting on June 7th, the Planning Commission voted unanimously to recommend approval of the requested rezoning of a total of .261 acres. The Commission adopted the following consistency statements with their recommendation for approval:

"The proposed rezoning request from General Business (GB) to R-6, Residential for 305 North Ashe Street (Parcel ID: 891418417023) is found to be consistent with the Future Land Use Map, area's zoning pattern, and existing land use and zoning."

"The proposed rezoning request from General Business (GB) to R-6, Residential for 307 North Ashe Street (Parcel ID: 891418417068) is found to be consistent with the Future Land Use Map, area's zoning pattern, and existing land use and zoning."

STAFF RECOMMENDATION:

By motion, call for a Public Hearing to be held on Monday, July 11, 2022 at 7:00 p.m. in Council Chambers of the Gardner Municipal Building, located at 306 E. Colonial Avenue, to gather citizen input regarding RZ 02-22 filed by Jay-DF Properties, LLC.



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Case No.

RZ 02-22

Owner

Jay-DF Properties, LLC
Managing Member: Bryan
Aydlett
P.O. Box 8
Elizabeth City, NC 27909

Applicant

Same as property owner.

Parcel Information

305 North Ashe Street

Parcel ID: 891418417023

Existing Zoning: General
Business (GB)

Tax Map Number: 42-E-5B

Jurisdiction: City of Elizabeth City Municipal Limits

Size: .166 acres

307 North Ashe Street

Parcel ID: 891418417068

Existing Zoning: General Business (GB)

Tax Map Number: 42-E-5A-6

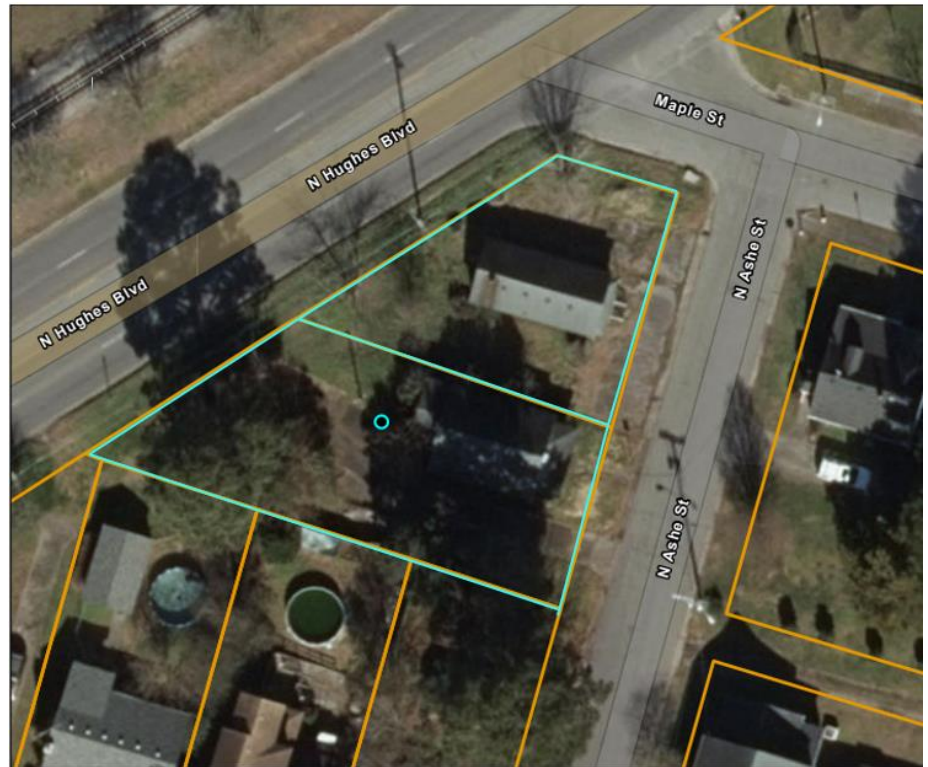
Jurisdiction: City of Elizabeth City Municipal Limits

Size: .095 acres

Description/Location

305 North Ashe Street

305 North Ashe Street is approximately 6,272 square feet, measuring roughly 78 feet at its longest point. Based on our records, the home on the property was built in 1945. As some point, the property was rezoned to General Business, as the original use of the property was intended as single family. The General Business zoning district does not allow for the use of single family.





CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

307 North Ashe Street

307 North Ashe Street is approximately 4,138 square feet, measuring roughly 95 feet at its longest point. This property is a corner lot, with the primary structure facing North Ashe Street with a corner yard facing Maple Street. Based on our records, the home on the property was built in 1986. At some point, the property was rezoned to General Business, as the original use of the property was intended as single family. Based on past surveys of the property, it appears that the structure on this property was used as a store at some point during its history, which would explain the past rezoning to General Business. Staff does note that the current zoning of the property of general commercial does not agree with the future land use map for either property, nor does it agree with the adjacent land uses and zoning district, and would be considered spot zoning.

Zoning Summary

305 and 307 North Ashe Street

Existing Zoning: General Business

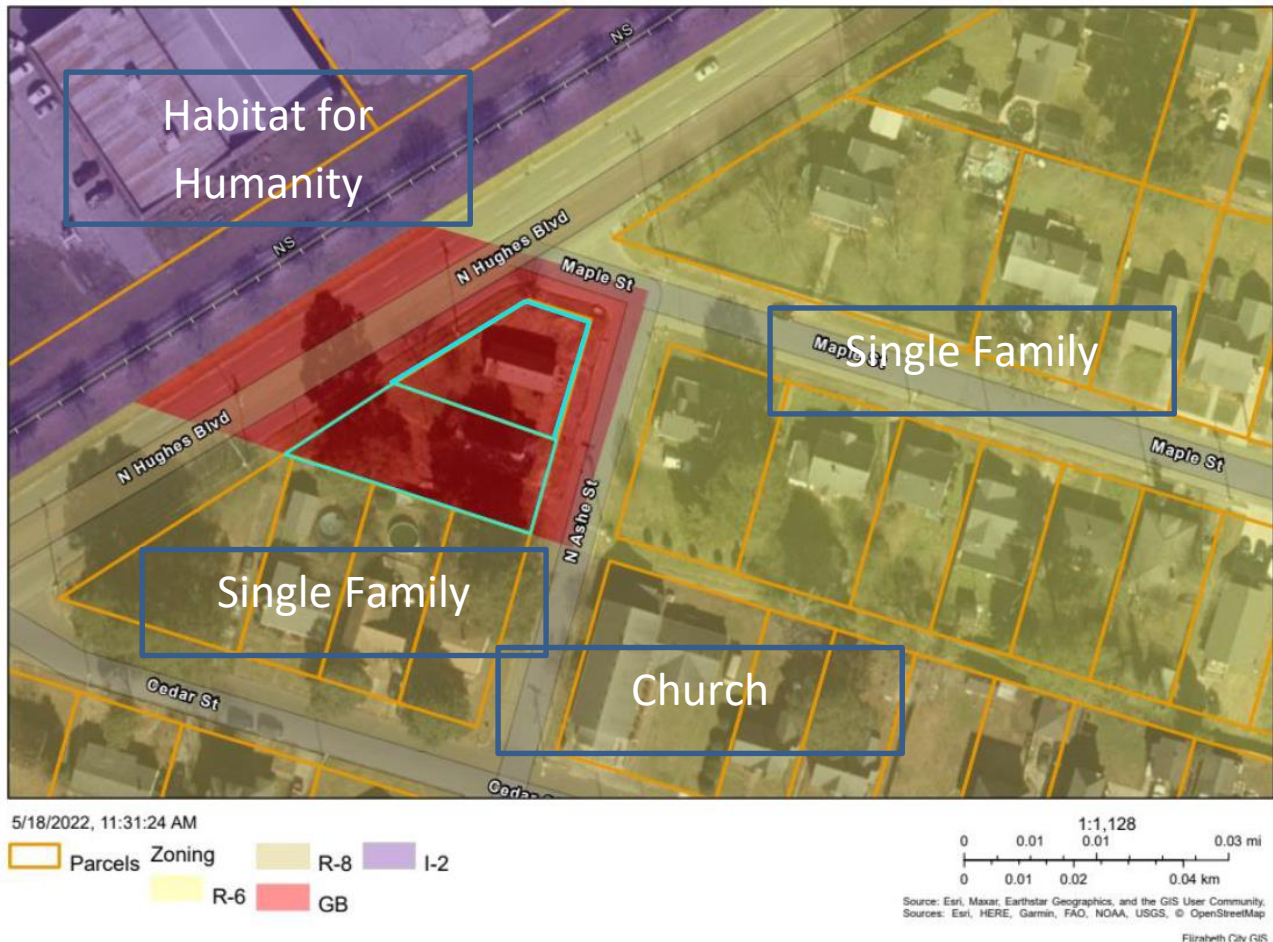
The General Business (GB) zoning district is established as a district in which to accommodate a wide range of retail; business, professional, and personal services; office; and limited wholesale uses. Multi-family developments are also permitted within this district. The maximum residential density allowed within the General Business Zoning District is approximately 10 to 12 multi-family dwelling units per gross acre.



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Zoning & Development Web App



Proposed Zoning

R-6, Residential (R-6)

The R-6, Residential Zoning District is primarily intended to accommodate a variety of medium density single-family detached dwellings, modular homes, two-family dwellings, and multi-family dwellings. Maximum densities within the R-6 District include approximately seven dwelling units per gross acre for single-family detached dwellings, nine dwelling units per gross acre for two-family residences, and 10 to 12 multi-family dwelling units per gross acre. Nonresidential uses permitted within this district include customary accessory, recreational, educational, and institutional land uses that are



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

compatible with the medium density residential character of the R-6 District. Limited neighborhood-oriented convenience retail stores are permitted by special use permit.

Floodplain

Both parcels are in the unshaded zone x floodplain, meaning minimal flood risk.

Adjacent Zoning & Land Use

305 North Ashe Street

North: R-6, Residential: Current Land Use: Single Family

South: R-8, Residential: Current Land Use: Single Family and St. Paul's Freewill Baptist Church

East: R-6, Residential: Current Land Use: Single Family

West: General Industrial (I-2): Current Land Use: Habitat for Humanity

307 North Ashe Street

North: R-6, Residential: Current Land Use: Single Family

South: R-8, Residential: Current Land Use: Single Family and St. Paul's Freewill Baptist Church

East: R-6, Residential: Current Land Use: Single Family

West: General Industrial (I-2): Current Land Use: Habitat for Humanity

Transportation

Access to both properties are via North Ashe Street. North Ashe Street is a City maintained roadway. 307 North Ashe is a corner lot. The corner yard is directly abutting Maple Street, which is also a City maintained roadway. 307 North Ashe Street does not have direct access to Ward Street. Both properties are also abutted on the west side by South Hughes Blvd, however, neither property have direct access to South Hughes Blvd.

Public Utilities

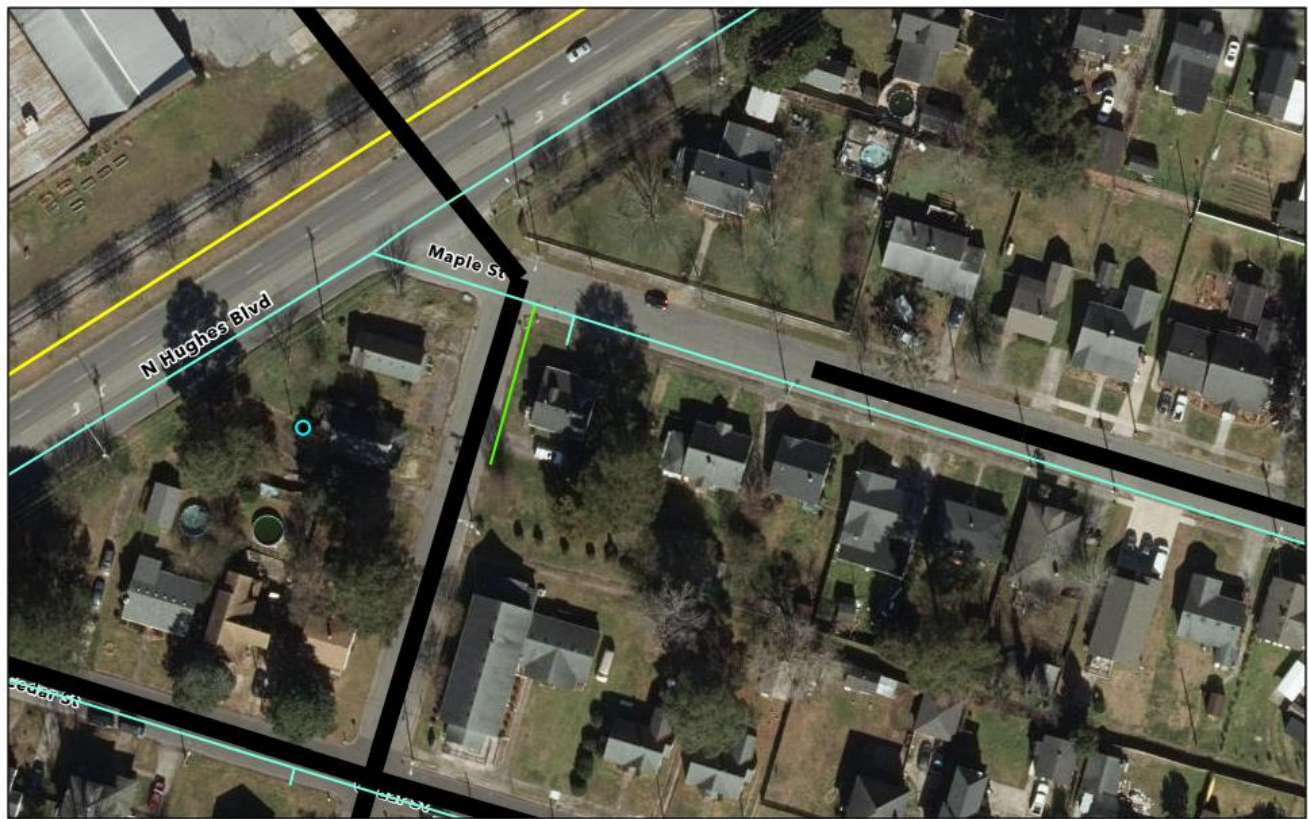
Adequate utilities to both properties have already been established and will not be changing with this rezoning or intended use based on the rezoning application. This property currently has a 12-inch gravity main that runs adjacent to the property along North Ashe Street. Both properties also have a 4-inch water line that runs adjacent to the properties lines along North Ashe Street.



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Elizabeth City Public Utilities



6/6/2022, 12:33:34 PM

Water Lines 6 Force Main
4 Gravity Main City Limits

1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.02 0.04 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community.
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Elizabeth City GIS

NC CGIA, Maxar, Microsoft | Esri Community Maps Contributors, City of Elizabeth City, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Future Land Use Map (FLUM)

The Joint Elizabeth City and Pasquotank County Land Use Plan (LUP) classifies 305 and 307 North Ashe Street as having one future land use classification of medium/high density residential, which is the same future land use for all the surrounding properties because of the smaller lot sizes.

The medium/high density residential classification is intended to delineate lands where the predominant land use is higher density single family residential developments and/or multifamily developments.

The residential density in this classification should generally range from approximately four to seven single family homes per acre with the multi-family density ranging from 12 units per acres in the general residential district up to 25 units in the apartment district. The maximum building height would be approximately four stories. If there are adequate setbacks, the building height could be increased. The lot sizes would range from approximately 4,000 sf to one acre for apartment developments with an allowable lot coverage of approximately 80%. Long-term, the Medium/High Density Residential–classified areas are projected to develop at an average density of approximately six dwelling units per acre. Limited neighborhood commercial use is considered acceptable for this classification with an intensity of approximately one business per 30 acres.

The City's goals and policies support the use of land in Medium/High Density classified areas for single-family and multifamily dwellings where adequate public utilities and streets are available or can be upgraded to support the higher residential densities encouraged in this classification. The higher density residential developments anticipated to occur during the planning period are encouraged within the Medium/High Density classified areas.

While the Future Land Use Map (FLUM) depicts the general location of projected patterns of future land uses, the LUP states that the ultimate use and development of a particular parcel of land will be determined by the property owner's desires, overall market conditions, implementation tools employed by the City to regulate land use and development, and the availability of necessary infrastructure (water, sewer, roads, etc.) to support development. Ultimately, there are many relevant factors in addition to the FLUM that come into play to determine if a projected use is appropriate.

Staff Comments & Recommendations

When making a determination to approve or deny a rezoning, planning staff considers the area's zoning pattern, adjacent land uses, the Joint Elizabeth City and Pasquotank County Land Use Plan (LUP), as well as the impact on roads and City services such as



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

utilities and fire protection. Planning Staff also takes into account the impact the rezoning will have on the adjacent property owners and neighbors.

Both properties together are approximately .261 acres, which really limits the amount of allowable uses just based on property size. Both parcels are currently vacant and gutted properties. As mentioned in the staff analysis, both properties are currently zoned General Business (GB). The applicant is requesting to rezone both properties to R-6, residential, for the intention of single family for both properties. Staff would like to remind the Commission to consider all allowable uses within the R-6, residential zoning classification that would meet the development and lot size standards when considering this request. A complete list of uses allowed in the R-6, residential zoning district can be found at the end of this report.

Considering the aforementioned elements, staff is of the opinion that the proposed rezoning request is appropriate because of the adjacent zoning and existing land uses of the adjacent properties and well as the Future Land Use Map in the Pasquotank County and Elizabeth City CAMA Land Use Plan and recommends **APPROVAL** of this application with the following consistency statements:

“The proposed rezoning request from General Business (GB) to R-6, Residential for 305 North Ashe Street (Parcel ID: 891418417023) is found to be consistent with the Future Land Use Map, area’s zoning pattern, and existing land use and zoning.”

“The proposed rezoning request from General Business (GB) to R-6, Residential for 307 North Ashe Street (Parcel ID: 891418417068) is found to be consistent with the Future Land Use Map, area’s zoning pattern, and existing land use and zoning.”

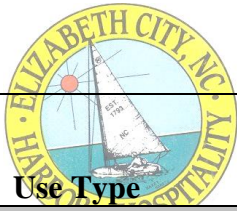


**CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

STAFF ANALYSIS

Permitted Use Table

Z=Permitted by right
C=Council Use Permit Required
S= Special Use Permit Required
No Letter=Not permitted



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

Use Type	SIC Ref	R-6
AGRICULTURAL USES		
Agricultural Production (crops)	0100	
Agricultural Production (livestock), except Animal Feeder/Breeder Operations	0200	
Animal Aquaculture	0273	
Animal Feeder/Breeder Operation	0000	
Fish Hatchery	0920	
Forestry	0810	
MINING USES		
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	
RESIDENTIAL USES		
Bed and Breakfast	7011	S
Boarding and Rooming House	7021	S
Congregate Care Facility	0000	
Family Care Home	0000	Z
Group Care Facility	0000	
Homeless Shelter	0000	S
Manufactured Home Park	0000	
Manufactured Home, Class A	0000	
Manufactured Home, Class B	0000	
Manufactured Home, Class C	0000	
Modular Home	0000	Z
Multifamily Dwelling (including condominium) *	0000	D
Planned Unit Development	0000	
Single-Family Detached Dwelling	0000	Z
Temporary Shelter	0000	C S
Townhouse Dwelling	0000	D
Two-Family Conversion	0000	D
Two-Family Dwelling (duplex)	0000	Z
ACCESSORY USES AND STRUCTURES		
Accessory Dwelling Unit	0000	D
Accessory Uses and Structures (customary)	0000	Z
Caretaker Dwelling	0000	D

STAFF ANALYSIS



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

	Ref.	
Use Type	SIC	R-6
ACCESSORY USES AND STRUCTURES (cont.)		
Communication Tower Under 60' in Height	0000	
Emergency Shelter	0000	Z
Home Occupation	0000	D
Portable On-Demand Storage Containers ("POD")	0000	Z
Satellite Dish Antenna	0000	D
Swimming Pool	0000	D
RECREATIONAL USES		
Amusement or Water Parks, Fairgrounds	7996	
Athletic Fields	0000	C S
Auditorium, Coliseum or Stadium	0000	
Batting Cages	7999	
Billiard Parlor	7999	
Bingo Games	7999	
Bowling Center	7933	
Club	8640	S
Coin-Operated Amusement, except Adult Arcade	7993	
Country Club with Golf Course	7997	S
Dance School, Music Instruction	7911	
Fortune Tellers, Astrologers	7999	
Go-Cart Raceway	7999	
Golf Course	7992	S
Golf Course, Miniature	7999	
Golf Driving Range	7999	
Physical Fitness Center	7991	
Internet Sweepstakes Café/Electronic Gaming		
Private Campground/RV Park	7033	
Private Club or Recreation Facility, Other	7997	
Public Park or Recreational Facility, Other	7990	D
Race Track Operation	7948	
Riding Academy	7999	
Shooting Range, Indoor	7999	
Shooting Range, Outdoor	7999	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Skating Rink	7999	
Sports and Recreation Club, Indoor	7997	
	Ref.	
Use Type	SIC	R-6
RECREATIONAL USES (cont.)		
Swim and Tennis Club	7997	S
EDUCATIONAL AND INSTITUTIONAL USES		
Ambulance Service	4119	
Cemetery or Mausoleum	0000	S
Cemetery or Mausoleum on Same Property as Church	0000	S
Church or Other Place of Worship	8661	S
College, University, Technical Institute	8220	
Correctional Institution	9223	
Day Care Center, Adult and Child	8322	D
Fire Station/Emergency Medical Service	9224	C S
Government Office	9000	C S
Hospital	8062	
Library	8231	D
Museum or Art Gallery	8412	
National Guard /Military Reserve Center	0000	
Nursing and Convalescent Home	8050	S
Orphanage	8361	
Police Station	9221	Z
Post Office	0000	
Psychiatric Hospital	8063	
Retreat Center	0000	
School Administration Facility	9411	
School, Elementary or Secondary	8211	C S
Technical Schools & Colleges w/o Dormitories	8249	
Accounting, Auditing or Bookkeeping	8721	
Administrative or Management Services	8740	
Advertising, Outdoor Services	7312	
Automobile Parking (Commercial)	7521	
BUSINESS, PROFESSIONAL and PERSONAL SERVICES		
Automobile Rental or Leasing	7510	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Automobile Repair Services	0000	
Automobile Towing Services	7549	
Bank, Savings and Loan, or Credit Union	6000	
	Ref.	
Use Type	SIC	R-6
BUSINESS, PROFESSIONAL and PERSONAL SERVICES (cont.)		
Banquet/Reception Hall Establishment, Commercial	6512	
Barber Shop	7241	
Beauty Shop	7231	
Blacksmith	7699	
Boat Repair	3730	
Building Maintenance Services, No Outside Storage	7349	
Car Wash	7542	
Clothing Alteration or Repair	0000	
Computer Maintenance and Repair	7378	
Computer Services	7370	
Crematorium	7261	
Employment Agency, Personnel Agency	7360	
Engineering, Architect or Survey Service	8710	
Equipment Rental and Leasing (no outside storage)	7350	
Equipment Rental and Leasing (with outside storage)	7350	
Equipment Repair, Heavy	7690	
Equipment Repair, Light	7690	
Finance or Loan Office	6100	
Funeral Home	7261	
Furniture Refinishing	7641	
Furniture Repair Shop	7641	
Hotel or Motel, except Adult Motel	7011	
Insurance Agency	6411	
Kennels or Pet Grooming	0752	
Landscape and Horticultural Services	0780	
Laundromat, Coin-Operated	7215	
Laundry or Dry Cleaning Plant	7211	
Law Office	8111	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Medical or Dental Laboratory	8071	
Medical, Dental or Related Office	8000	
Miscellaneous Services, Not Listed	7699	
Motion Picture Production	7810	
	Ref.	
Use Type	SIC	R-6
BUSINESS, PROFESSIONAL and PERSONAL SERVICES (cont.)		
Office Uses Not Otherwise Classified	0000	
Pest or Termite Control Services	7342	
Pet Cemetery/Crematorium	6553	
Photocopying and Duplicating Services	7334	
Photofinishing Laboratory	7384	
Photography, Commercial Studio	7335	
Real Estate Office	6500	
Refrigerator or Large Appliance Repair	7623	
Research, Development or Testing Services	8730	
Shoe Repair or Shoeshine Shop	7251	
Taxidermist	7699	
Television, Radio or Electronics Repair	7620	
Theater (indoor), except Adult Theater	7832	
Theater (outdoor)	7833	
Tire Recapping	7534	
Truck and Utility Trailer Rental and Leasing	0000	
Truck Driving School	8249	
Truck Washing	7542	
Veterinary Clinic	0742	
Vocational, Business or Secretarial School	8240	
RETAIL TRADE		
ABC Store (liquor)	5921	
Antique Store	5932	
Appliance Store	5722	
Arts and Crafts	0000	
Auto Supply Sales	5531	
Bakery	5461	
Bar, Night Club, Tavern	5813	
Boat Sales	5551	
Bookstore, except Adult Bookstore	5942	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Brewpub	5813	
Building Supply Sales	5211	
Computer Sales	5734	
	Ref.	
Use Type	SIC	R-6
RETAIL TRADE (cont.)		
Convenience Store	5411	S
Department, Variety or General Merchandise	5300	
Drugstore	5912	
Fabric or Piece Goods Store	5949	
Farm Supplies and Equipment	0000	
Floor Covering, Drapery or Upholstery	5710	
Florist	5992	
Food Store	5400	
Fuel Oil Sales	5980	
Furniture Sales	5712	
Garden Center or Retail Nursery	5261	
Hardware Store	5251	
Home Furnishings, Miscellaneous	5719	
Manufactured Home Sales	5271	
Microbrewery	5813	
Miscellaneous Retail Sales	5999	
Motor Vehicle Sales (new and used)	5511	
Motorcycle Sales	5571	
Musical Instrument Sales	5736	
Newsstand	5994	
Office Machine Sales	5999	
Optical Goods Sales	5995	
Outdoor Café		
Paint and Wallpaper Sales	5231	
Pawnshop	5932	
Pet Store	5999	
Record and Tape Store	5735	
Recreational Vehicle Sales	5561	
Restaurant (with drive-thru)	5812	
Restaurant (without drive-thru)	5812	
Salvage Yards, Motor Vehicle Parts	5015	
Service Station, Gasoline Sales	5541	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Sporting Goods Store, Bicycle Shop	5941	
Tire Sales	5531	
	Ref.	
Use Type	SIC	R-6
RETAIL TRADE (cont.)		
Truck Stop	5541	
Used Merchandise Store, except Pawnshop	5932	
Video Tape Rental and Sales, except Adult Video Store	7841	
WHOLESALE TRADE		
Agricultural Chemicals, Pesticides or Fertilizers	5191	
Agricultural Products, Other Including Tobacco Auction Warehousing	5159	
Ammunition	5099	
Animals and Animal Products, Other	5159	
Apparel, Piece Goods and Notions	5130	
Beer, Wine or Distilled Alcoholic Beverages	5180	
Books, Periodicals and Newspapers	5192	
Chemicals and Allied Products	5169	
Drugs and Sundries	5122	
Durable Goods, Other	5099	
Electrical Goods	5060	
Farm Supplies, Other	5191	
Flowers, Nursery Stock and Florist Supplies	5193	
Forest Products	5099	
Furniture and Home Furnishings	5020	
Grain and Field Beans	5153	
Groceries and Related Products	5140	
Hardware	5072	
Jewelry, Watches, Precious Stones and Metals	5094	
Livestock	5154	
Lumber and Other Construction Materials	5030	
Lumber, Millwork and Veneer	5031	
Machinery, Construction and Mining	5082	
Machinery, Equipment and Supplies	5080	
Machinery, Farm and Garden	5083	
Market Showroom (furniture, apparel, etc.)	0000	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Metals	5051	
Minerals	5052	
	Ref.	
Use Type	SIC	R-6
WHOLESALE TRADE (cont.)		
Miscellaneous Wholesale Not Elsewhere Classified	5199	
Motor Vehicles	5012	
Motor Vehicles, Parts and Supplies	5010	
Motor Vehicles, Tires and Tubes	5014	
Paints and Varnishes	5198	
Paper and Paper Products	5110	
Petroleum and Petroleum Products	5170	
Plastic Materials	5162	
Plumbing and Heating Equipment	5070	
Professional and Commercial Equipment and Supplies	5040	
Recycling Materials Collections/Processing Operation	5093	
Resins	5162	
Salvage Yards, Motor Vehicle Parts	5015	
Scrap and Waste Materials(Ref Wholesale Recycling Materials collection/processing operation	5093	
Sporting and Recreational Goods and Supplies	5091	
Tobacco and Tobacco Products	5194	
Toys and Hobby Goods and Supplies	5092	
Wallpaper and Paint Brushes	5198	
TRANSPORTATION, WAREHOUSING AND UTILITIES		
Airport or Air Transportation Facility	4500	
Bulk Mail and Packaging	4212	
Bus Terminal	4100	
Communication or Broadcasting Facility	4800	
Communication Tower Over 60 ' in Height, With or Without Stealth, or any Radio or Television Tower	4800	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Communication Facility With Stealth 40' to 60' in Height	4800	
Communication Facilities with Stealth up to 40' in Height	4800	D
Courier Service	4215	
Demolition Debris Landfill	0000	
	Ref.	
Use Type	SIC	R-6
TRANSPORTATION, WAREHOUSING AND UTILITIES (cont.)		
Farm Product Warehousing and Storage	4221	
Hazardous and Radioactive Waste (transportation, storage and disposal)	4953	
Heliport	4522	
Landing Strip, Flying Field	0000	
Marina	4493	
Moving and Storage Service	4214	
Outside Bulk Storage	0000	
Railroad Terminal or Yard	4010	
Refrigerated Warehousing	4222	
Refuse and Raw Material Hauling	4212	
Sewage Treatment Plant	4952	
Solid Waste Disposal (non-hazardous)	4953	
Taxi Terminal	4121	
Trucking or Freight Terminal	4213	
Utility Company Office	0000	
Utility Equipment and Storage Yards	0000	
Utility Lines	0000	Z
Utility Related Appurtenances, Substation	0000	C S
Utility Service Facility (no outside storage)	0000	
Warehouse (general storage, enclosed)	4220	
Warehouse (self-storage)	4225	
Water Treatment Plant	0000	
MANUFACTURING and INDUSTRIAL USES		
Aircraft and Parts	3720	
Ammunition, Small Arms	3482	
Animal Feeds (including dog and cat)	2048	
Animal Slaughter or Rendering	0000	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Apparel and Finished Fabric Products	2300	
Arms and Weapons	3480	
Asbestos, Abrasive and Related Products	3290	
Asphalt Plant	2951	
Audio, Video and Communications Equipment	3600	
	Ref.	
Use Type	SIC	R-6
MANUFACTURING and INDUSTRIAL USES (cont.)		
Bakery Products	2050	
Batteries	3691	
Beverage Products (alcoholic)	2080	
Beverage Products (nonalcoholic)	2086	
Bicycle Assembly, Parts and Accessories	3751	
Boat and Ship Building	3730	
Brooms and Brushes	3991	
Burial Caskets	3995	
Chemicals, Paints and Allied Products	2800	
Coffee	2095	
Computer and Office Equipment	3570	
Concrete, Cut Stone and Clay Products	3200	
Contractors (no outside storage)	0000	
Contractors, General Building	1500	
Contractors, Heavy Construction	1600	
Contractors, Special Trade	1700	
Costume Jewelry and Notions	3960	
Dairy Products	2020	
Drugs	2830	
Electrical Components	3670	
Electrical Equipment	3600	
Electrical Industrial Apparatus, Assembly	3620	
Electrical Industrial Apparatus, Manufacturing	3620	
Explosives	2892	
Fabricated Metal Products	3400	
Fabricated Valve and Wire Products	3490	
Fats and Oils, Animal	2077	
Fats and Oils, Plant	2070	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Fish, Canned, Cured or Frozen	2091	
Floor Coverings (excluding carpet)	3996	
Food and Related Products, Miscellaneous	2090	
Furniture and Fixtures	2500	
Furniture and Fixtures Assembly	0000	
Furniture Framing	2426	
	Ref.	
Use Type	SIC	R-6
MANUFACTURING and INDUSTRIAL USES (cont.)		
Glass	3200	
Ice	2097	
Industrial and Commercial Machinery	3500	
Jewelry and Silverware (no plating)	3910	
Leather and Leather Products (no tanning)	3100	
Leather and Leather Products (tanning)	3100	
Lighting and Wiring Equipment	3640	
Glass Products from Purchased Glass	3231	
Grain Mill Products	2040	
Heating, Equipment and Plumbing Fixtures	3430	
Household Appliances	3630	
Manufactured Housing and Wood Buildings	2450	
Measurement, Analysis and Control Instruments	3800	
Meat and Poultry, Packing and Processing (no rendering)	2010	
Medical, Dental and Surgical Equipment	3840	
Metal Coating and Engraving	3470	
Metal Fasteners (screws, bolts, etc.)	3450	
Metal Processing	3350	
Millwork, Plywood and Veneer	2430	
Miscellaneous Manufacturing Industries, not elsewhere listed	0000	
Motor Vehicle Assembly	3710	
Motor Vehicle Parts and Accessories	3714	
Motorcycle Assembly	3751	
Musical Instruments	3930	
Paper Products	2670	
Paperboard Containers and Boxes	2650	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Pens and Art Supplies	3950	
Petroleum and Related industries	2900	
Pharmaceutical Preparations	2834	
Photographic Equipment	3861	
Photographic Supplies	3861	
Pottery and Related Products	3260	
	Ref.	
Use Type	SIC	R-6
MANUFACTURING and INDUSTRIAL USES (cont.)		
Preserved Fruits and Vegetables (no can manufacture)	2030	
Primary Metal Products and Foundries	3300	
Printing and Publishing	2700	
Pulp and Paper Mills	2610	
Rubber and Plastics, Miscellaneous	3000	
Salvage Yards, Auto Parts	5015	
Sawmill or Planting Mills	2420	
Signs	3993	
Soaps and Cosmetics	2840	
Sporting Goods and Toys	3940	
Sugar and Confectionery Products	2060	
Surface Active Agents	2843	
Textile Products (no dyeing and finishing)	2200	
Textile Products (with dyeing and finishing)	2260	
Tires and Inner Tubes	3011	
Tobacco Products	2110	
Wood Containers	2440	
Wood Products, Logging	2411	
Wood Products, Miscellaneous	2490	
OTHER USES		
Advertising Signs (Billboards)	0000	
Animal Shelter	0752	
Arts and Crafts Shows	0000	
Automobile Parking On Same Lot As Principal Use	0000	Z
Carnivals and Fairs	7999	
Christmas Tree Sales	0000	
Concerts, Stage Shows	7920	



CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

STAFF ANALYSIS

Conventions, Trade Shows	0000	
Freight/Shipping Container (Storage)	0000	
Horse Shows	7999	
Outdoor Flea Markets	5932	
Outdoor Fruit and Vegetable Markets	5431	
Outdoor Religious Events	0000	
	Ref.	
Use Type	SIC	R-6
OTHER USES (cont.)		
Sexually Oriented Business	0000	
Shopping Center	0000	
Temporary Construction, Storage or Office; Real Estate Sales or Rental Office (with concurrent building permit for permanent building)	0000	Z
Temporary Emergency, Construction, and Repair Residence	0000	D
Turkey Shoots	0000	

Jay-DF Properties, LLC

Jay-DF Properties, LLC
PO Box 8, Elizabeth City, NC 27907
252-202-9729
mbaydlett@gmail.com

City of Elizabeth City

Planning Department – PO Box 347, Elizabeth City, NC 27907

To whom it may concern,

Jay-DF Properties, LLC is requesting rezoning of the following adjacent parcels: PIN 891418417068 (Map 42-E-5A-6) & PIN 891418417023 (Map 42-E-5B). The addresses respectively are 307 N Ashe Street & 305 N Ashe Street. The current zoning for the two parcels is GB – General Business. The rezoning we are requesting is R-6. Both sides of Maple Street are zoned R-6, so we feel this would be accurate. Each parcel currently offers an improvement each, both gutted on the interior. Our intentions are to finish the interior of each improvement as well as complete some exterior repairs and utilize as single-family investment. It is our belief that both parcels were originally utilized as residential units and since all surrounding parcels (except for a church) offer single family units, residential use would be considered more appropriate. General Business does not appear to be a highest and best use for this property as it sits. A neighbor across the street stated he would rather see single family with these two parcels than general business. We see little to no community impact with this rezone request as Maple and Cedar Streets are predominantly residential. We also see little to no impact on Infrastructure Demand. It is our understanding that rezoning these two parcels to R-6 would be compliant with the Unified Development Ordinance and Land Use Plan.

Warm regards,

M. Bryan Aydlett
Managing Member



To submit this application electronically please email to
planneroftheday@cityofec.com.
The application will not be processed until payment is
received.
Mailing Address: PO Box 347 Elizabeth City, NC 27907

PETITION/FILE NO. R202-27
RECEIVED MAY 5, 2022
SENT TO FILE _____
AMT PAID \$600.00 CHECKNO. 175

CITY OF ELIZABETH CITY
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
A.P. Midgett Municipal Building
302 Colonial Avenue
P.O. Box 347
Elizabeth City, NC 27909
(252) 337-6672

REZONING APPLICATION

Complete this application in compliance with Articles VIII and IX of the Unified Development Ordinance. In order to ensure that the proposed rezoning complies with City regulations, we recommend that the applicant review the City of Elizabeth City's Unified Ordinance; the Ordinance may be accessed at <http://www.ci.elizabeth-city.nc.us/>.

The Rezoning application fee is \$600.00. This fee does not include the cost of site plan review, parcel subdivision, or recombination. All fees are charged per application and are non-refundable and non-transferrable once the application has been processed. Applications will not be processed unless fees have been paid in full.

All application responses must be in blue or black ink. All responses must be legible and filled out completely. Illegible and/or incomplete applications will be returned to the applicant. Applications are not accepted via facsimile or email. Submit application and supporting documents with fees to the City of Elizabeth City Planning Department via delivery or U.S. Mail. A current survey prepared and sealed by a Registered Surveyor must be attached at the time of application. A copy of the Site Plan Checklist can be supplied upon request.

Application deadlines are 21 working days prior to the hearing date. Regular Planning Commission hearings are held the first Tuesday of each month. You will be notified of your scheduled hearing date and time.

The average rezoning petition timeline is usually 65 days from date of application to Council public hearing and decision. However, hearing schedules are not guaranteed and subject to change.

**PLEASE COMPLETE ALL SECTIONS OF THE APPLICATION
INCOMPLETE APPLICATIONS WILL BE RETURNED TO APPLICANT
INDICATE 'NOT APPLICABLE' OR 'N/A' WHERE APPROPRIATE**

SECTION A – APPLICANT INFORMATION

Landowner's Name: Jay-DF Properties, LLC

Street Address: PO Box 8

City/State/Zip Code: Elizabeth City, NC 27907

Phone Number: 252-202-9729 Email Address: mbaydlett@gmail.com

Applicant (if different from owner): _____

Street Address: _____

City/State/Zip Code: _____

Phone Number: _____ Email Address: _____

Signature: M. Baydlett

SECTION B – PROPERTY INFORMATION

1. Property Address: 307 N Ashe Street & 305 N Ashe Street

2. Parcel ID No. (12-digits): 891418417068 & 891418417023

3. Tax Map Number: 42 Block: E Lot: 5B
42 E 5A-6

4. Deed Book 1447 Page 94

5. Location: This property is located on the West (direction) side of
Ashe Street (street) SR# _____

6. Zoning Classification: Existing GB Proposed R-6

7. Overlay District N/A

8. Township/Community Elizabeth City Limits

9. Lot/Tract Size 0.10 ac & 0.17 ac (acres)

10. Street Frontage/Width 59.5' & 59.47' (feet) Depth 39.51' & 145' (feet)

11. Flood Plain X Panel 8914

SECTION C – NOTIFICATION

All property owners within 100 feet of the property being considered for rezoning must be mailed an Adjacent Property Owner Notification a minimum of 10 days prior to the Planning Commission and Council meetings. The applicant is responsible for supplying a **list** of the current names, mailing addresses and Tax Map information for these property owners, including the name and address for the president of the Property Owners/Homeowners Association. In addition, **the applicant must supply two (2) sets of stamped**, addressed #10 envelopes for each of the property owners within the 100 feet radius. The return address should read:

City of Elizabeth City
Planning Department
PO Box 347
Elizabeth City, NC 27909.

The most up-to-date property owner information may be obtained from the Pasquotank County Tax Department.

SECTION D – APPLICATION REQUIREMENTS

All written materials and photographs must be a minimum of 8½" x 11" paper; maps, surveys, and plans must be a minimum size of 11"x17". For the first level of review with the Planning Commission, the applicant must supply one (1) original and ten (10) copies of the completed application, supporting documents, photographs and materials. For Clerk advertisement and Council consideration the Zoning Administrator will request additional documents as necessary. Please plan to attend all meetings to present evidence as to the congruity of your proposal; failure to attend will result in a delay or denial of your application.

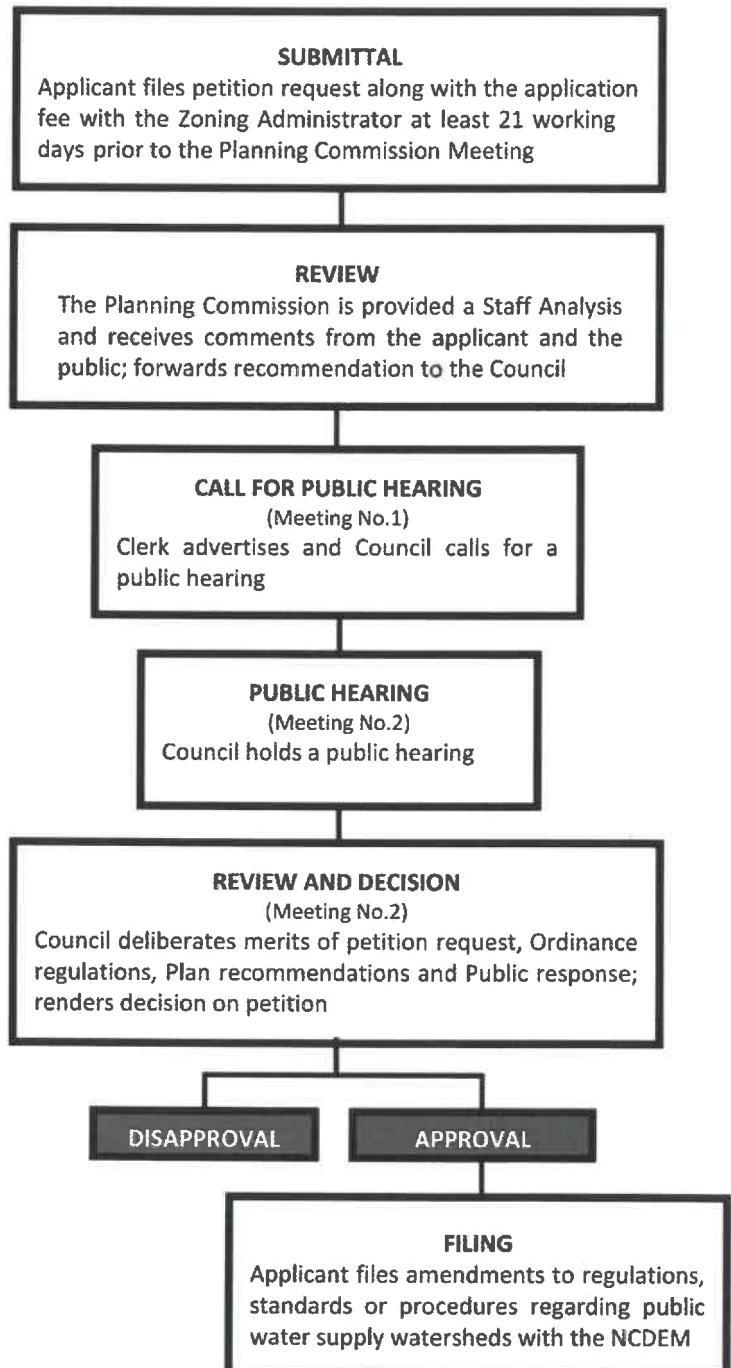
1. **Legal Description & Property Survey:** Attach a complete legal description (metes and bounds) of the property. Provide an existing survey of the property, with a scale indicating dimensions.
2. **Requested Zoning Change & Use:** Indicate the current zoning classification and the proposed zoning classification being requested. Attach a written description of the proposed use for the subject properties along with any conditions requested for the proposed classification.
3. **Adjacent Property Zoning & Land Use:** Provide the current zoning and land use for parcels immediately adjacent to the subject property (include all directions – north, south, east and west). Do not include right-of way when considering adjacent uses.
4. **Land Use & Future Development:** Describe how land use and future development conditions have changed that make the existing zoning designation unsuitable; include detail as to why a rezoning is required to meet the proposed use stated above.
5. **Public Need:** Indicate the perceived public need for additional land to be zoned to the requested classification stated above.

6. **Community Impact:** Describe the impact the proposed use would generate on the adjacent properties and the surrounding neighborhoods/communities. Include in your discussion: transportation, utilities, stormwater drainage, fire, public safety, open space, topography, density, property access, and economic development. Provide in detail why or why not (and if so, how) the proposed development will affect the surrounding properties.
7. **Infrastructure Demand:** Describe the impact the proposed use would have on public services, facilities and infrastructure (e.g. schools, parks, recreational services, roads, senior services, etc.). Provide in detail estimated demand for existing and/or new services based upon build-out and population projections.
8. **UDO and Land Use Plan Compliance:** Explain how the proposed use or development will be in compliance with the Unified Development Ordinance (UDO) and Land Use Plan.
9. **Project Scope & Additional Information:** Provide narrative describing the nature and scope of the project, as well as, additional comments and conditions that should be considered.

*****APPLICATION CONTINUES ON NEXT PAGE*****

PROCEDURAL STEPS FOR REZONING PETITION REVIEW & PUBLIC HEARING

1. Applicant files a complete Rezoning Application, following the instructions listed above, along with the requisite fee.
2. The Planning Director in conjunction with the Planning Commission Chairman schedules a review hearing for the petition.
3. Adjoining property owners will be notified and a sign will be posted on the property by the Planning Department.
4. The Planning Commission hears the proposed change taking into consideration the expressed opinions of the applicant, affected property owners, interested citizens, and the Zoning Administrator. The Planning Commission then makes recommendation to the Council concerning the proposed change.
5. The Clerk to Council will advertise and provide public notice of a Call for Public Hearing at a Regular Meeting of Council.
6. At the designated date and time, Council will hold a Public Hearing. Unless otherwise noted, immediately following the Public Hearing, Council will receive the Planning Commission and Zoning Administrator recommendations and render their decision concerning the proposed rezoning or amendment request.
7. The Zoning Administrator will provide the applicant and/or property owner with official notification of the decision and any conditions attached thereto.



SECTION E – AUTHORIZATION

NOTE: IF THE PERSON REQUESTING THE CITY OF ELIZABETH CITY, TO TAKE ACTION ON A PARTICULAR PIECE OF PROPERTY IS NOT THE OWNER OF THE PROPERTY, OR UNDER CONTRACT TO PURCHASE, THEN THE ACTUAL OWNER OF THE LAND MUST COMPLETE THIS FORM WITH HIS/HER SIGNATURE NOTARIZED. IF THE PROPERTY OWNER IS THE APPLICANT PLEASE COMPLETE THE SECTION BELOW AND SIGN AS INDICATED.

FAX, SCAN, OR COPY IMAGES OF THE ORIGINAL DOCUMENT WILL NOT BE ACCEPTED.

I, Jay-DF Properties, LLC (LANDOWNER'S NAME) am the owner of the property located in the Elizabeth City planning jurisdiction at:

Street Address and/or PIN: 307 N Ashe Street & 305 N Ashe Street

I hereby authorize Jay-DF Properties (OWNER OR APPLICANT'S NAME) to appear with my consent before the City of Elizabeth City Planning Commission and Council in order to request a rezoning for the above noted location. I authorize the City of Elizabeth City to advertise and the applicant to present this matter in my name as the owner of the property. I hereby authorize City Officials to enter my property to conduct relevant site inspections as deemed necessary to process the application. All information submitted and required as part of the approval process shall become public records. I, as the land owner, hereby CERTIFY THAT THE INFORMATION CONTAINED HERIN IS TRUE TO THE BEST OF MY KNOWLEDGE; AND BY ACCEPTING THIS rezoning, if approved, shall in every respect conform to the terms of this application and to the provisions of the Statutes and Ordinances regulating development in City of Elizabeth City. Any VIOLATION of the terms above stated and/or City Code regulations will result in civil penalties. If there are any questions, you may contact me at:

Street Address: PO Box 8

City/State/Zip Code: Elizabeth City, NC 27907

Phone Number: 252-202-9729

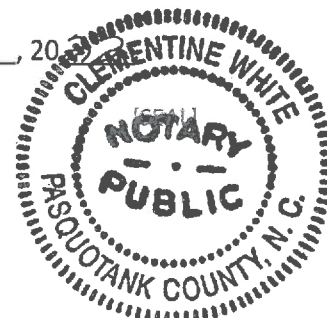
Email Address: mbaydlett@gmail.com

Owner's Signature: M. Baydlett

Sworn to and subscribed before me, this the 5th day of May, 2022

Notary Public Clementine White

My commission expires: July 31, 2022



**PASQUOTANK COUNTY**Deed number 22-617Transfer tax \$ 600.00 p. 593Delinquent tax \$ 0
Pasquotank County Assessor's OfficeThis document presented and filed:
03/29/2022 02:45:38 PM
CLEMENTINE WHITE, Pasquotank County, NC
Excise Tax: \$120.00**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

Parcel Identifier No: 891418417023 Verified by _____ County on the ____ day of _____, 20____

Map No. 42-E-5B By: _____

Mail/Box to: R. MARK WARREN, TWIFORD LAW FIRM, PO BOX 669, MOYOCK, NC 27958

This instrument was prepared by: R. MARK WARREN, TWIFORD LAW FIRM, PO BOX 669, MOYOCK, NC 27958

Brief description for the Index: 305/307 North Ashe Street

THIS DEED made this 24th day of MARCH 2022, by and between**GRANTOR**STUART E. COHEN and wife,
CATHERINE COHEN22 Frank Davis Rd
Bridgeton, NJ 08302**GRANTEE**JAY-DF PROPERTIES LLC
A North Carolina Company1026 Ham Overman Rd
Elizabeth City, NC 27909

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in ~~NIXON~~ Township, PASQUOTANK County, North Carolina and more particularly described as follows:
City of Elizabeth City

See attached Legal Description "Exhibit A"

All or a portion of the property herein conveyed X includes or ____ does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1469, Page 557-558.

A map showing the above-described property is recorded in Map Book 787, Page 971.

"Exhibit A"

BEGINNING at a point, marked by a set iron rod which point marks the intersection of the Southern right of way of Maple Street and the Western right of way of Ashe Street, which point is further located North 74° 56' 23" West a distance of 46.82 feet from a Fire Hydrant; running thence from said point of beginning along the said Western right of way of Ashe Street, South 22° 58' 00" West a distance of 118.97 feet to an existing iron pipe situated at the intersection of said Western right of way of Ashe Street and the Northern margin of a 13 foot alley, cornering running thence along the said Northern margin of a 13 foot alley North 66° 10' 00" West a distance of 145.00 feet to an existing iron pipe situated on the Southern right of way of Hughes Blvd.; running thence along the said Southern right of way of Hughes Blvd. North 64° 54' 00" East a distance of 157.84 feet to a set iron rod, which marks the Southern intersection of Hughes Blvd. and Maple Street, cornering; running thence along the Southern right of way of Maple Street South 66° 06' 00" East a distance of 39.51 feet to a set iron rod marking the point and place of **BEGINNING**.

Being the same tract or parcel of land as shown and delineated on that certain survey prepared by S.L. Cardwell, P.L.S., under date of August 1, 2001, entitled in part "Lot Survey For Alfred G. Kedzierski and wife, Diana M. Kedzierski", which survey is recorded in Deed Book 696, Page 433, at Pasquotank County Register of Deeds.

Issued Dec 31 2003
\$260.00
State of Pasquotank
North Carolina County
Real Estate Excise Tax

FILED in Pasquotank County, NC
on Dec 31 2003 at 03:22:05 PM
by: Dollie J. Summerour
REGISTER OF DEEDS

Excise Tax: \$ _____ Recording Time, Book and Page:
Tax Lot No. _____ Parcel Identifier No. **891418417023 and 891418417068**
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to: **J. Fred Riley, Attorney at Law, P. O. Box 220, Elizabeth City, NC 27907**

This instrument was prepared by: **Trimpi, Nash & Harman, LLP**

Brief Description for Index:

305/307 North Ashe Street

NORTH CAROLINA GENERAL WARRANTY DEED

This DEED, made this **11th** day of **December**, 2003 by and between

GRANTOR

**Alfred G. Kedzierski and wife,
Diana M. Kedzierski**

GRANTEE

Stuart E. Cohen

**305/307 North Ashe Street
Elizabeth City, NC 27909**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity; e.g. corporation or partnership or limited liability company.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of all of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the said Grantee in fee simple, all that certain lot or parcel of land situated in the City of Elizabeth City, Elizabeth City Township, Pasquotank County, North Carolina, more particularly described as follows:

BEGINNING at a point, marked by a set iron rod which point marks the intersection of the Southern right of way of Maple Street and the Western right of way of Ashe Street, which point is further located North 74° 56' 23" West a distance of 46.82 feet from a Fire Hydrant; running thence from said point of beginning along the said Western right of way of Ashe Street, South 22° 58' 00" West a distance of 118.97 feet to an existing iron pipe situated at the intersection of said Western right of way of Ashe Street and the Northern margin of a 13 foot alley, cornering running thence along the said Northern margin of a 13 foot alley North 66° 10' 00" West a distance of 145.00 feet to an existing iron pipe situated on the Southern right of way of Hughes Blvd.; running thence along the said Southern right of way of Hughes Blvd. North 64° 54' 00" East a distance of 157.84 feet to a set iron rod, which marks the Southern intersection of Hughes Blvd. and Maple Street, cornering; running thence along the Southern right of way of Maple Street South 66° 06' 00" East a distance of 39.51 feet to a set iron rod marking the point and place of BEGINNING. Being the same tracts or parcels of land which were conveyed to Alma L. Hurdle by Deeds recorded in Deed Book 306, Page 276, and Deed Book 310, Page 6, both at the Pasquotank County Registry.

Being the same tract or parcel of land as shown and delineated on that certain survey prepared by S.L. Cardwell, P.L.S., under date of August 1, 2001, entitled in part "Lot Survey For Alfred G. Kedzierski and wife, Diana M. Kedzierski", which survey is recorded in Deed Book 696, Page 433, at Pasquotank County Register of Deeds.

PASQUOTANK COUNTY

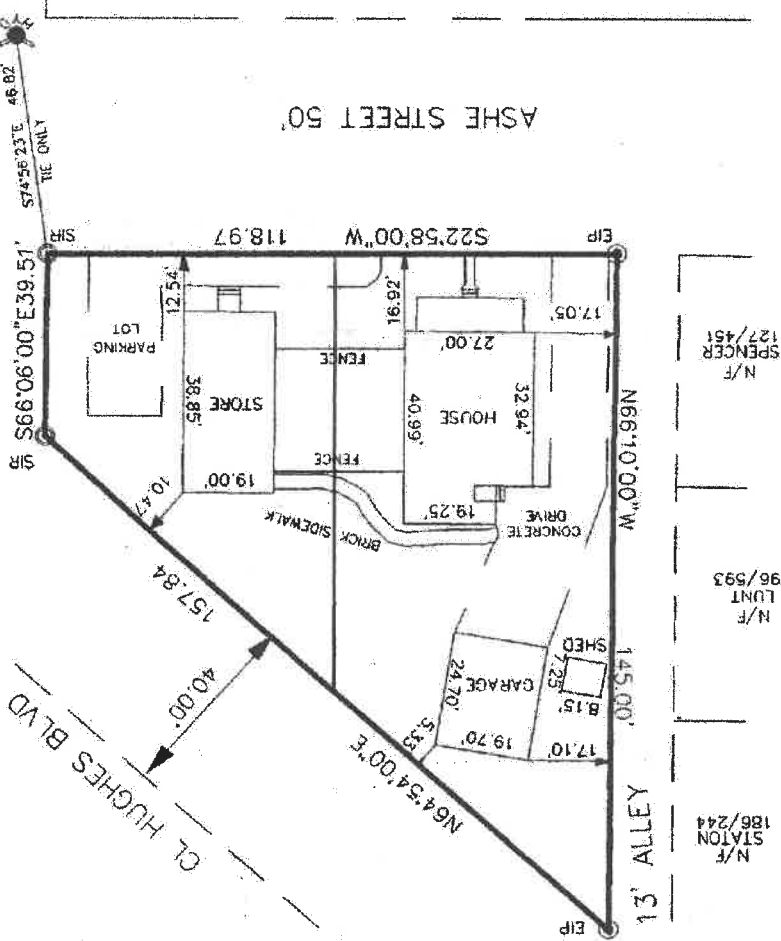
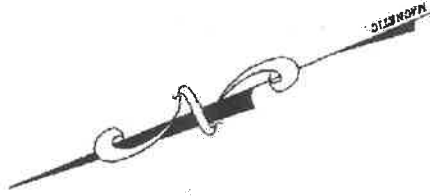
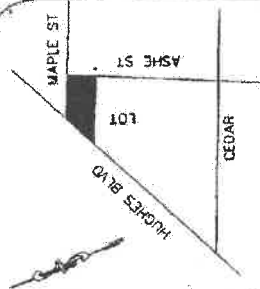
Deed number 03-1574

Transfer tax \$ 1300.00

62
Pasquotank County Assessor's Office

STATE OF NORTH CAROLINA
COUNTY OF PASQUOTANK
I, **ALICE A. MURPHY**, REVIEW OFFICER OF PASQUOTANK COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE **8/3/01** REVIEW OFFICER **Alice A. Murphy**

VICINITY MAP n.t.s.



LOT SURVEY

FOR
ALFRED G. KEDZIERSKI
AND WIFE

DIANA M. KEDZIERSKI

BEING 2 LOTS OWNED BY ALMA HURDLE
RECORDED IN DEED BOOK 306, PAGE 276
DEED BOOK 310, PAGE 6

ELIZABETH CITY TOWNSHIP
PASQUOTANK COUNTY, NORTH CAROLINA
AUGUST 1, 2001

S.L. CARDWELL SURVEYING
1206 FRANCIS STREET
ELIZABETH CITY, NC 27909
PHONE 252.338.6328

SCALE: 1" = 40'

FILE # 10014

F.B. 1

I, STEPHEN L. CARDWELL, P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION; THAT THE DEED DESCRIPTION IS RECORDED IN DEED BOOK
PAGE 10,000+; THAT THE RATIO OF PRECISION AS CALCULATED IS
1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH NCAC
TITLE 21, CHAPTER 56, SECTION 1600, WITNESS MY ORIGINAL SIGNATURE,
LICENSE NUMBER AND SEAL THIS 1 DAY OF **August**, 2001.

STEPHEN L. CARDWELL PROFESSIONAL LAND SURVEYOR L-4340

Stephen L. Cardwell

